Return to:
Elite Title Company
109 West Drive
Suite
Brentwood, 27
6060689

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060689

Davidson County DEEDWARR
Recvd: 09/07/06 12:37 2 pg
Fees:13.00 Taxes:384.80
20060907-0110776

Send Tax Bills To:
New owner

New Owner is:
Dana Fann
112 Orchard Drive
Old Hickory, TN 37138

MAP: 044-11-0-018.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Cynthia L. Atkins** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Dana Fann, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot # 151, on the Plat of Section "A", Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cynthia L. Atkins, by Quitclaim Deed from Marcus S. Atkins, of record , in Instrument # 20050504-0050194, Register's Office for Davidson County, Tennessee, date April 12, 2005 and recorded May 4, 2005. See Warranty Deed in Book 7543, Page 557.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

CA
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of August, 2006.

GRANTOR:

Cynthia L Atkins

Cynthia L. Atkins

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cynthia L. Atkins** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of August, 2006

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $104,000.00.

Affiant

SWORN TO and subscribed before me this 31st day of August, 2006

NOTARY PUBLIC

My commission expires:

9/16/09

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY